

# Unit 906 - Portsview Waterways

906 - 3610 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11576965  
 Status: Active  
 Size: 1,187 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces, Deeded Parking, Parking-Under Building  
 View:  
 List Price: \$599,000  
 List PPSF: \$505  
 Valuated Price: \$408,000  
 Valuated PPSF: \$344

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units: 209  
 Number of active listings for rent: 3  
 Number of active listings for sale: 10  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

## Building Association Information

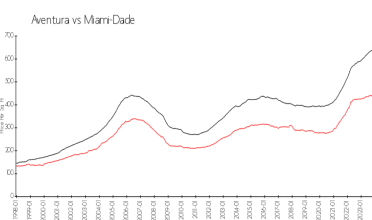
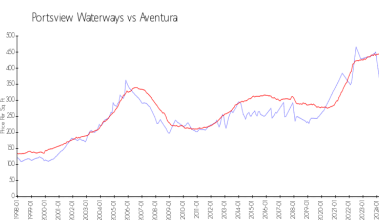
Portsview At The Waterways Condominium  
 (305) 935-5852 & office@portsview.com

<http://portsviewweb.vertilinc.com/Portsview/AboutUs.aspx>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
901	1,350 sq ft	May 2024	\$645,000	\$478
709	1,406 sq ft	Mar 2024	\$605,000	\$430
1201	1,350 sq ft	Mar 2024	\$640,000	\$474
1403	1,429 sq ft	Dec 2023	\$630,000	\$441
1506	1,187 sq ft	Aug 2023	\$545,000	\$459
310	1,053 sq ft	Aug 2023	\$427,000	\$406

## Market Information



Portsview Waterways:	\$345/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Portsview Waterways 5%



Aventura	5%
Miami-Dade	3%

**Avg. Time to Close Over Last 12 Months**

Portsvew Waterways	96 days
Aventura	89 days
Miami-Dade	81 days